



**Tulip Drive, Balby Doncaster**

**welcome to**

## **Tulip Drive, Balby Doncaster**

This well presented two bedroom carriage house features a garage, a driveway and an open plan lounge kitchen area, offered with no onward chain and is conveniently located close to a range of local amenities and excellent transport connections. Ideal for a first time buyer or growing family!



## **Entrance Hall**

Situated on the ground floor, housing the consumer unit, a front facing composite door, a central heating radiator and stairs rising to the main residence.

## **Lounge Area**

This is open plan into the kitchen. With a central heating radiator and a front facing double glazed window.

## **Kitchen Area**

With a central heating radiator, a double glazed skylight window and a range of kitchen wall and base units. The room conveniently benefits from a range of integrated appliances including a dishwasher, a fridge freezer, a induction hob and a electric oven and grill. There is plumbing for a washing machine, an extractor fan and a sink and drainer.

## **Inner Hall**

Accessed front the lounge. With a loft hatch, a central heating radiator and access to both bedrooms and family bathroom.

## **Bedroom One**

With a side facing double glazed window, a central heating radiator and a double glazed skylight window.

## **Bedroom Two**

With a central heating radiator and a front facing double glazed window.

## **Bathroom**

Fitted with a bath with shower over, a WC, a wash hand basin, a central heating radiator and a front facing obscured double glazed window.

## **Outside**

To the front of the property there is a driveway providing ample off road parking which intern leads to the integral garage. To the rear the garden is enclosed with mainly laid to lawn and fencing to the perimeter.

## **Garage**



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## Tulip Drive, Balby Doncaster

- TWO BEDROOM CARRIAGE HOUSE
- GARAGE AND DRIVEWAY
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN LIVING DINER
- CLOSE TO A RANGE OF SCHOOLS, SHOPS AND AMENITIES

Tenure: Freehold EPC Rating: B

Council Tax Band: A

**£160,000**



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Property Ref:  
DCR125605 - 0002

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Please note the marker reflects the postcode not the actual property



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